




Joseph Laydon
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TOWN OF GRAFTON
MASSACHUSETTS
01519
PLANNING DEPARTMENT

Grafton Memorial Municipal Center
30 Providence Road
TELEPHONE: (508) 839-5335 x1144

Date: September 12, 2016
To: Planning Board
From: Joe Laydon, Town Planner 
Re: Comments for 9-12-16 Meeting

The following are comments and recommendations for the September 12, 2016 meeting.

ACTION ITEMS

- A. Request to revise Approval Not Required (ANR 2016-7): 104 Creeper Hill Road – Town of Grafton (Owner):** The previously endorsed ANR plan has been resubmitted with the realignment of the cell facility enclosure and access easement. Staff recommends endorsement.

PUBLIC HEARINGS

- A. Major Residential Special Permit (MRSP 2016-4) – “The Ridings” Subdivision – Steven Venincasa Casa Builders & Developer’s Corp. (Owner/Applicant) – 88 Adams Road:** The Applicant has submitted revised definitive subdivision plans. I reviewed them with the engineer and on my first read of the plans is that the revisions require no waivers from the subdivision regulations and increased the lot count from 39 to 43. Plans were dropped off to Graves and a review will be conducted this week. At the request of the Chair and Staff, the Applicant has requested a continuation of the hearing to October 3rd.
- B. Request for Modification of Scenic Road Permit (SRP 2015-1.1) – 114 Merriam Road –Frederic Churchill (Owner/ Applicant) –** The Applicant has submitted an application to alter a stone wall and remove a tree in order to install a driveway for the recently created ANR lot. The Board previously approved an opening in the stone wall and removal of trees as part of its 2015 approval of a scenic road application for this lot (SRP 2015-1). The 2016 modification application requests the shifting of the driveway to the west approx. 25 feet. Pictures are attached.
- C. Request for Modification of a Special Permit (SP 2015-3.1) & Site Plan Approval – Hilltop Self Storage Facility – 100 Milford Road – Rocco Addeo, Jr. d/b/a Hilltop Self Storage of Grafton, LLC (Applicant / Owner):** The Applicant is proposing the modification of the landscaping in front of the detention basin adjacent to Milford Road. Other elements of the landscaping plan have been approved per plan. The Applicant has entered into a legal agreement with the condo association across the street to present a landscaping plan that moves the trees behind the detention basin. This will require a shifting of the buildings in Phase 2 by 8 feet.

During the initial public hearing process, a representative of the condo association had urged the Planning Board to approve tree behind the detention basin. I had recommended against the relocation because trees in the forefront of the basin would in my opinion provide a better screen of the buildings installed in Phase 2. I also was of the opinion that it would screen the office building as viewed from motorists travelling from the west (from Providence Road).

I anticipate that the condo association will speak on behalf of the application in order to impress how the screening as proposed is preferred. The reason I expect is that they desire a mirror image of what is across the street with a detention basin in front and landscaping closer to the buildings. The Applicant is also petitioning the Conservation Commission to remove the fencing surrounding the detention basin. If approved, the basin would get closer to looking like the drainage system across the street, though not exact.

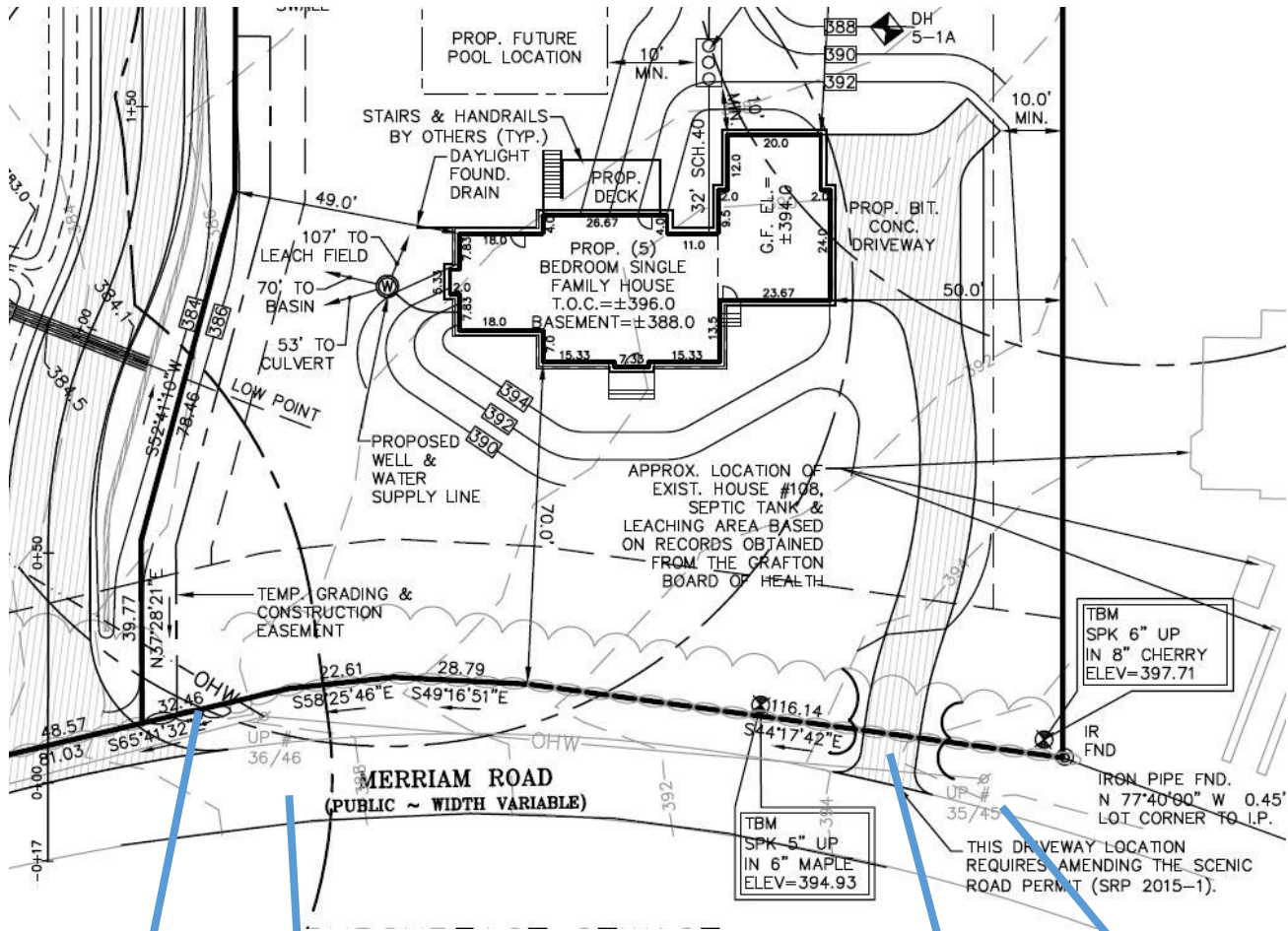
Should the Board uphold its decision, I anticipate the Board's decision will be appealed. I therefore recommend the Board consider modification of the special permit/ site plan decision to accept a bond for the landscaping in order to permit the issuance of an occupancy permit. The landscaping bond should be valued to cover the cost to purchase and install the remaining pine trees.

In the end, I do not believe the Applicant's and condo association's proposed landscaping modification will improve the screening of the storage facility above what has been approved by the Board, I do not have a strong opposition to the modification if the end result is to remove legal challenges and is desired by the residents of the association.

- D. Request for Definitive Plan Approval – “Bull Meadow” Subdivision – Off Appaloosa and Bridle Ridge Drive – Bull Meadow, LLC (Owner/ Applicant):** The Conservation Commission did not have a quorum on Sept 6th and continued its meeting to Sept 20th. Review of the commission is necessary to move the project forward with the Planning Board. The applicant has requested a continuation to October 24th.

Thank you.

114 Merriam Road Scenic Road 2015-1.1 Modification



Existing opening

Telephone Pole

Proposed Driveway

Telephone Pole



See Pic 1

See Pic 2

See Pic 3

114 Merriam Road Scenic Road 2015-1.1 Modification



Photo 1

There is a tall hickory tree that should be protected through the construction of the driveway.



Photo 2

Orange tape on the ash trees in this picture indicate the location of the driveway opening. These trees, while flagged, could technically be removed without a hearing since they are dead and leaning. Scrub brush and saplings in the photo are to be removed as well as the section of stone wall.



Photo 3

Orange tape on the cherry trees in this picture indicate the right side of the driveway opening. Scrub brush and saplings in the photo to the left of the trees are to be removed as well as the section of stone wall. Care should be taken during construction for the trees to the right of the cherry tree to be protected during construction.